Karen Johnson Davidson County
Batch# 452709 DEEDWARR
08/10/2020 08:26:30 AM 4 pgs
Fees: $23.00 Taxes: $740.00
20200810-0088469

NEW OWNER:
Jared Beach
139 2 Mile Pike
Goodlettsville, TN 37072

SEND TAX BILLS TO:

New Owner

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

FILE NO: 20-248

MAP & PARCEL
026-01-0-068.00

Space for Recorder's Stamp

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **TWO HUNDRED THOUSAND AND 00/100 DOLLARS ($200,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **Jennifer N. Graham f/k/a Jennifer N Torrence and Joshua D. Graham, a married couple** ("Grantors") have this day bargained and sold and by these presents do hereby transfer and convey unto **Jared Michael Beach, a single man, and Elizabeth Bailey Monk, a single woman, with right of survivorship** ("Grantees"), their successors and assigns, forever, the following tract or parcel of land, situated and lying in Davidson County, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 9 of Block "G" on the Plan of First Addition to Roscoe Place of record in Plat Book 843, Page 72, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jennifer N. Torrence, an unmarried woman and Joshua D. Graham, an unmarried man by Warranty deed from Cora L. Miller, single and Brenda Shelton, married of record in Instrument No. 20180412-0034707 Register's Office for Davidson County, Tennessee, dated March 15, 2018 and recorded on April 12, 2018.

Being also known as 139 2 Mile Pike, Goodlettsville, Tennessee 37072.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantees, their heirs and assigns, in fee simple, forever.

GRANTORS covenant with said Grantees that Grantors are lawfully seized and possessed of said property; that Grantors have a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantors will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantors have executed or caused this instrument to be executed by its duly authorized representative, this 24 day of July, 2020.

Joshua D. Graham

Jennifer N. Graham f/k/a Jennifer N. Torrence

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, Jennifer N. Graham and Joshua D. Graham, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 24 day of July, 2020.

NOTARY PUBLIC

My commission expires: 10-26-21

HUNTER B. THRASHER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

202008100088469

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The actual consideration or value, whichever is greater, for this transfer is $**200,000.00**.

AFFIANT

Sworn to and subscribed to before me this 24th day of July, 2020.

NOTARY PUBLIC

My commission expires: 11.8.2021

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 8, 2021

True Copy Certification

I, Connie Taylor, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Greg Fairbetter, a notary public for this county and state, Connie Taylor who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11/08/2021

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 8, 2021

Broker Title & Escrow, LLC
1404 17th Ave S
Nashville, TN 37212